

Old Aiken Master Plan

As Adopted By
Aiken City Council
April 25, 2005

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Old Aiken Master Plan

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Goals and Objectives

Old Aiken Master Plan

I. Introduction

A. The Importance of Old Aiken

Old Aiken is one of the most distinctive places in the Southeast if not the nation. Defined by the original town plan laid out in the 1830's, this area is what makes Aiken different and defines its character. Building on its many strengths, there is no reason why Old Aiken cannot become an even greater asset.

B. Study Area

The area generally includes the land encompassed in the original grid (except a small portion south of South Boundary Avenue) bounded by Hampton Avenue on the north, Beaufort Street/East Boundary Street on the east, South Boundary Avenue on the south, and Morgan Street/Fauburg Street on the west. In addition, lots on the opposite side of these boundary streets was also included. (See Map 1)

C. The Purpose of the Plan

The Old Aiken Master Plan sets a clear direction for this essential part of the city. The Plan is a set of policies and action steps adopted by City Council to guide the development and revitalization of Old Aiken and is part of the Comprehensive Land Use and Transportation Plan for the City of Aiken. The organization of this chapter is somewhat different than that of other planning districts in the Comprehensive Plan, but this special treatment is made necessary by the unique nature of Old Aiken.

D. The Process Used in Preparing the Plan

The Old Aiken Master Plan is the result of an intense process that stressed citizen involvement.

- May 2002: Planning Commission appoints a Steering Committee to prepare a draft of the Old Aiken Master Plan.
- July 2002: The Steering Committee begins work and develops a process.
- October 2002: An Open House public meeting is held to solicit input from citizens about issues and ideas for Old Aiken.
- November 2002: The Steering Committee appoints five subcommittees to deal with various sections of Old Aiken.
- December 2002 – March 2003: The subcommittees meet and submit reports to the Steering Committee.
- May 2003 – July 2003: The Steering Committee reviews the reports from the subcommittees and develops a series of goals and objectives as well as a map depicting future land use.
- September 2003: A second Open House is held to present the proposals developed by the Steering Committee.
- October – November 2003: The Steering Committee reviews the results of the Open House, revises the Goals/Objectives and Future Land Use Map, and sends a draft Master Plan to the Planning Commission.
- June 15, 2004: The Planning Commission holds a public hearing and recommends the draft Plan to City Council.
- April 25, 2005: City Council holds a public hearing and adopts the Plan.

Map 1
Old Aiken Study Area



E. The Importance of Citizen Input

City Council emphasized that the Old Aiken Master Plan must be based on substantial citizen input which was achieved by the following:

- The Steering Committee that developed the draft was composed of a cross-section of citizens representing various interests.
- An Open House held October 16 & 17 of 2002 was in an informal setting over a two-day period offering interested citizens the opportunity to express their ideas about Old Aiken.
- The subcommittees appointed by the Steering Committee included more than 50 citizens representing a wide variety of interests.
- The Open House held September 18-19 of 2003 offered citizens the opportunity to comment on proposals developed by the Steering Committee again in a relaxed, informal setting over a two-day period. There was substantial public notice for the Open House including 250 posters displayed around town, a notice on the City's website including the proposed Goals/Objectives, two display ads plus articles in the Aiken Standard, articles in the Augusta Chronicle, an article in the City newsletter in the water bill, an article in the City employee newsletter, and an article in Easy Street magazine.
- The Planning Commission held a public hearing on June 15, 2004 and recommended a draft of the Plan to City Council.
- City Council held a public hearing on April 25, 2005 and adopted the Plan.

II. Overview of Old Aiken

A. Natural Features

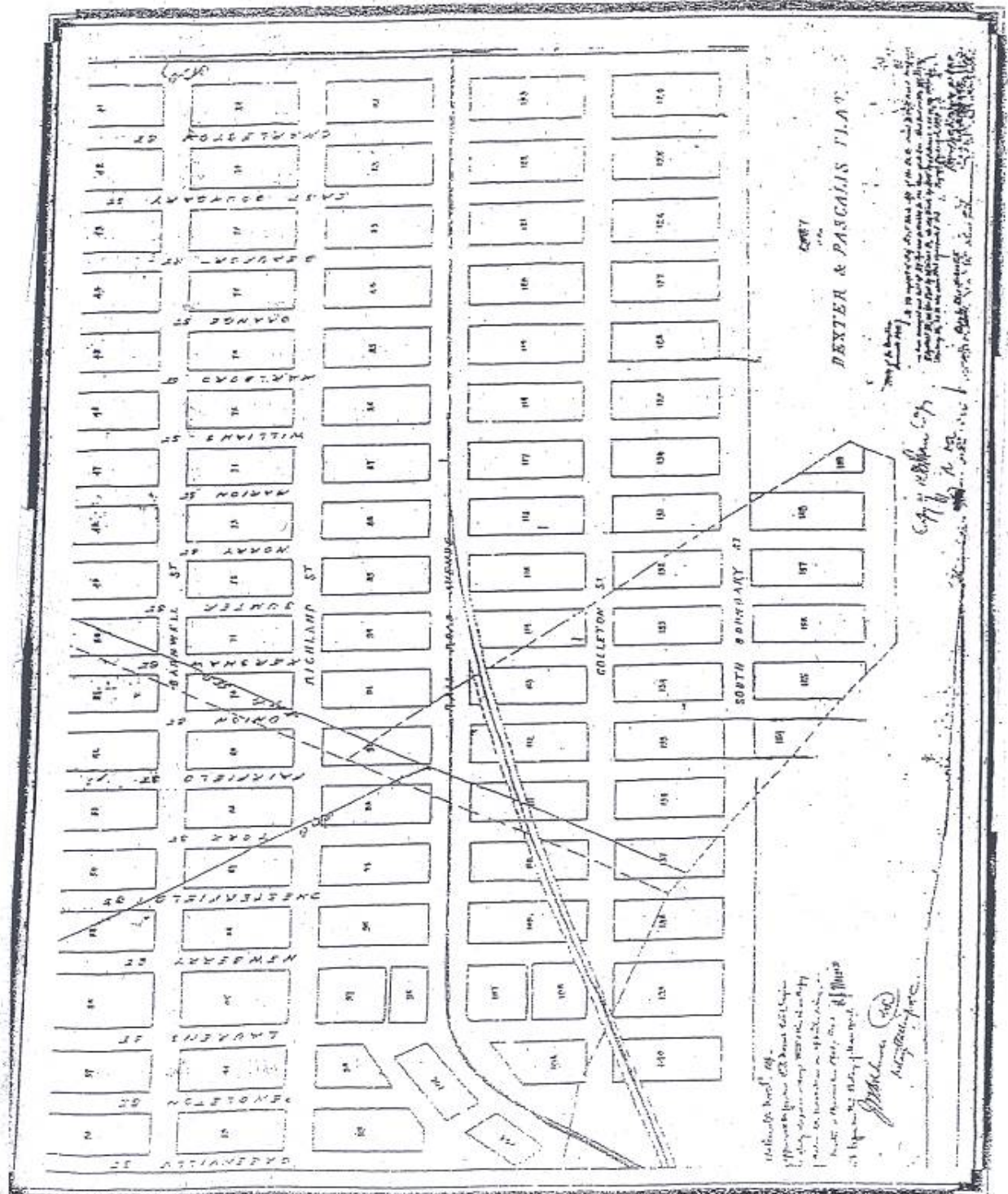
The Old Aiken Planning District is located on a plateau at an elevation of about 550 feet above sea level. There are no major streams, and the District is located in two drainage basins with rainfall east of Laurens Street and Whiskey Road running into the Edisto River and west of Laurens Street and Whiskey Road into the Savannah River. The soil is sandy. The District includes the area of the town plan from the 1830's encompassing the grid street pattern with wide street rights-of-way and closely associated tracts. Old Aiken has only a few significant tracts of undeveloped land.

B. History

The Original Grid

The original grid street plan for Aiken was laid out in 1834 by two civil engineers for the South Carolina Canal and Railroad Company, Andrew A. Dexter and Cyril O. Pascalis (Map 2). The primary task of Dexter and Pascalis was to design and construct a railroad between Blackville and Hamburg, South Carolina which was to be a part of a railroad from Charleston to Hamburg; the railroad was completed in 1833 and, at 136 miles, was the longest in the world. Aiken was named for Governor William Aiken, Sr., of Charleston, President of the Railroad. Aiken was incorporated in 1835.

Map 2
Original Grid of the City



The Dexter and Pascalis street rights-of-way were generally 150 feet in width with blocks 300 feet by 600 feet. The boundaries were Charleston Street on the east, South Boundary Avenue, West Boundary (now Florence Street), and North Boundary Avenue (now Hampton Avenue). No land other than the street rights-of-way appears to have been set aside for public buildings or squares although land was given for schools and churches. Initially, the railroad ran down Park Avenue; a stationary engine located near the intersection of Highland Park Drive and Highland Park Terrace, was used to pull the train up a steep incline so that it could reach the level area on Park Avenue. The route of the railroad was unchanged until the "cut" was dug in the 1850's and is still used.

A Summer Resort

During the 1850's, Aiken became a refuge for those seeking relief from malaria along the coast. Though the cause of malaria was not discovered until nearly 50 years after Aiken was founded, the disease was thought to be caused by swamp air.

The Ante-Bellum Period: Transition from a Summer to a Winter Resort

Being a summer resort from the beginning, several hotels were built during the town's first decade. However, many of Aiken's early summer visitors, especially the planter families, had their own houses or stayed in the homes of friends. Around 1845, an effort was made to make the northern public aware of Aiken's good climate, and the reputation of Aiken as a health resort gradually spread.

The War Between the States

Aiken felt the effects of the War between the States, but it was not until the end that it experienced any combat. There was a skirmish in February of 1865 part of which occurred in the center of town; there was shelling but little damage.

The Reconstruction Period

There was considerable unrest in the area around Aiken after the war and prior to the end of Reconstruction. Two major changes affected Aiken during Reconstruction. The first was the gradual change from a health resort to a sports center for wealthy Northerners. The second change was the creation of Aiken County in 1871 from parts of Edgefield and Barnwell Counties. The new County Commission selected the Gregg property adjoining the railroad for the courthouse in the same city block as the railroad depot and close to the point designated as the center of town on an 1869 plat of Aiken. The concept probably was to have a central location for the courthouse with space for a square adjacent to the railroad depot. However, the County abandoned the site and the current courthouse was built in the street right-of-way a few blocks to the west. It was completed in the 1880's, altered in the 1930's as a WPA project, then remodeled again in the 1980's.

The Late 1800's and Early 1900's

An article written around 1887 reported that "Park Avenue and some others are now being graded and laid out artistically with a view to having in the centers a series of gardens containing rare shrubs and flowers." This was probably the beginning of Aiken's parkways. It is likely that practical concerns, like sanitation and being able to turn teams of animals without backing up, had originally led to the choice of wide

street rights-of-way rather than a concern about being able to develop the landscaped medians.

The first town hall, which had been in the middle of Laurens Street, was picked up and moved to the present site of the Municipal Building in 1884. (The location of the town hall was later changed again before it was reestablished at its present site.) The principal business areas of the town were concentrated around Laurens Street and Richland Avenue ("uptown") and Park Avenue from York to Union Streets, including the railroad depot ("downtown"); these appear to have sprung up as a result of factors favorable to commerce, including traffic and visibility.

By the late 1800's Aiken had several schools and churches. The Aiken Institute was built in 1891 on the site of the Aiken Academy. Aiken's best-known institution for educating African-Americans, the Schofield Normal and Industrial School, continued to grow in the location acquired in 1870.

Districts and individual properties in Old Aiken that are on the Aiken Historic Register and the National Register of Historic Places are shown on the Map 3.

C. **Existing Land Use**

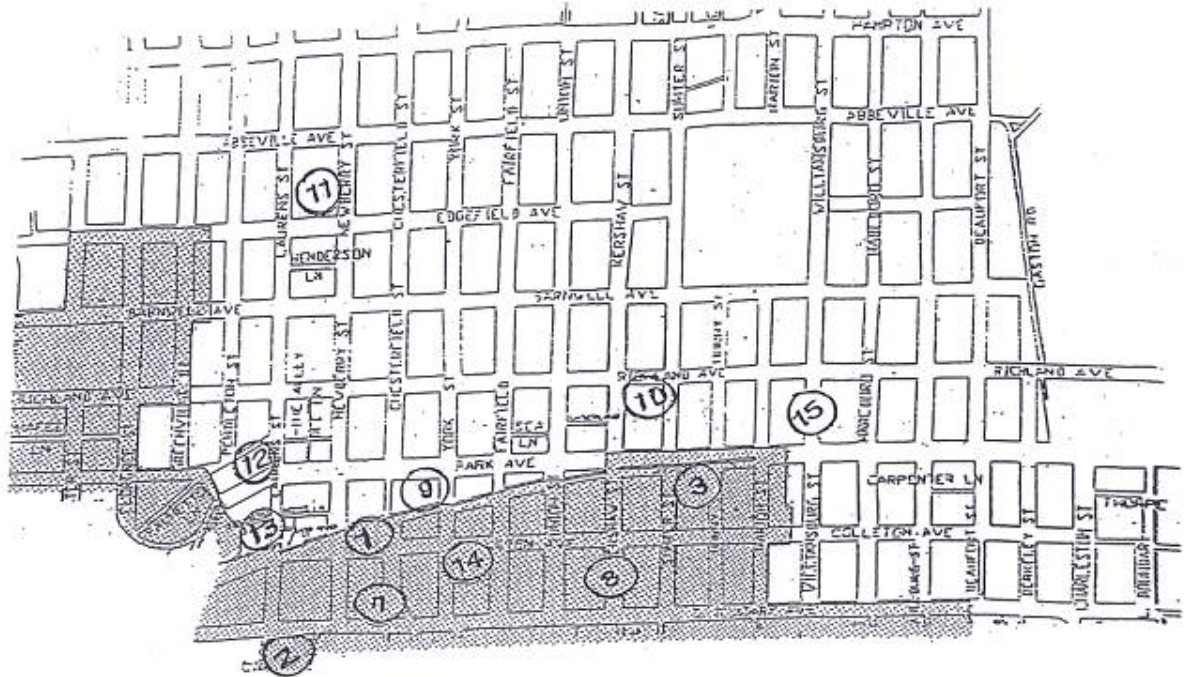
Map 4 shows existing land use in Old Aiken. The following is an overview.

Parkways. The parkway system with its attractive landscaped medians is obviously of extreme importance since it is the area's distinguishing characteristic, is of such historic value, and contributes so heavily to the high quality-of-life. The parkways have outstanding horticultural diversity represented by historic, contemporary, and ongoing plantings of trees, shrubs, and other plants which constitute aesthetic, educational, and scientific resources. The parkways should provide the framework for the Old Aiken area and should be looked upon as the "rare jewels" that they are. Decisions on changes to a parkway which would have a long-term effect must be made only after serious deliberation.

Residential. Single-family residential is the dominant land use second only to the street rights-of-way. Croft House on York Street provides apartments for senior living. Large homes located in the Historic District are located in the Colleton Avenue and Hayne Avenue corridors, but there is a substantial amount of substandard housing in the northern and eastern portions of the District.

Commercial. The primary commercial area is the downtown core composed of a four-block area centered around the intersection of Richland Avenue and Laurens Street. To the east of the downtown core is an area containing a mixture of commercial and institutional uses extending to Union Street. Commercial uses extend westward on the north side of Richland Avenue a couple of blocks from the Laurens Street intersection. Other commercial uses are scattered eastward along Richland Avenue all the way to Beaufort Street. In addition, smaller commercial nodes are found at the Hampton Avenue intersections with Laurens and York Streets, and there are some older commercial uses scattered in some of the residential areas.

Map 3 Districts and Sites in Old Aiken Listed on the Aiken Historic Register



Historic Districts



Historic Sites

- | | |
|---|--|
| <p>1 Willcox Inn
100 Colleton Avenue, SW</p> <p>2 Banksia
433 & 435 Newberry Street, SW</p> <p>3 Cushman-Vance House
623 Park Avenue, SE</p> <p>7 Swallow Dip
357 Chesterfield Street, SW</p> <p>8 Unpaved roads in Historic Districts I & II
(Mead, Grace, Magnolia, Sumter, Marion, Orangeburg, Two Notch, Kershaw, First, Coker Springs, Laurens, Whitney, Rhododendron)</p> <p>9 St. Mary Help of Christians Church complex
Southwest corner of Park Avenue and York Street</p> | <p>10 Friendship African Baptist Church complex
Southeast Corner of Richland Avenue and Kershaw Street</p> <p>11 Charlie Hill House
303 Newberry Street, NW</p> <p>12 Farmers and Merchants Building
167 Laurens Street, SW</p> <p>13 Legare-Morgan House
(No. 10 Downing Street)
241 Laurens Street</p> <p>14 Rose roof
310 York Street, SE</p> <p>15 Farmers Market
On Williamsburg Street, between Richland Avenue East and Park Avenue East.</p> |
|---|--|

Map 4 Existing Land Use



EXISTING LAND USE	
	INDUSTRIAL
	INSTITUTIONAL
	MULTI-FAMILY
	OFFICE
	PARK/OPEN SPACE
	RETAIL
	SINGLE-FAMILY
	VACANT LOT

Map 4 Old Aiken Master Plan Existing Land Use Map, Summer 2002

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 City Council Map
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Institutional. There are numerous such uses including several churches; schools such as Schofield Middle, Mead Hall, Aiken Prep, and St. Mary's; government buildings such as the Aiken Municipal Building, Public Safety Department headquarters, the Aiken County Judicial Center, the Federal Courthouse; the Post Office; and the Aiken County Library.

Park/Open Space. In addition to the parkway system within the street rights-of-way, the Smith-Hazel Recreation Center and a sports field with wetlands on Schofield Middle School property are the major facilities in this category. There are also small parks at the Aiken County Library and the intersection of Union Avenue and Park Avenue.

Industrial. Scattered light industrial uses are found in the eastern edge of the Old Aiken District. Typical of these uses are warehousing, distribution, and storage of materials and equipment. Willow Run Business Park is being developed on the east side of Beaufort Street at Abbeville Avenue.

Other. Railroad rights-of-way constitute the other major land use with the most dominant being the east-west line the majority of which is located in the "cut" dug by slaves around 1850. A branch line extends northward in the Union Street right-of-way and serves kaolin processing plants just south of Interstate 20.

Vacant. There are few large tracts of vacant land although there are numerous small vacant lots especially north of Richland Avenue.

D. Housing

Census data is not at a level of detail that can provide useful information about housing. Old Aiken contains a wide variety of housing types and sizes. There are some large houses and many smaller houses. Housing conditions vary with the most of the substandard units found north of Barnwell Avenue, but this area also contains many well-maintained dwellings.

E. Demographics

Census data does not provide detailed information about Old Aiken. Generally, the northern half of the District is predominantly occupied by lower-income citizens most of whom are African-American; there is an area with similar population characteristics south of the railroad east of Marlboro Street. The other residential areas are generally occupied by families with incomes well above the median. In other words, the population of Old Aiken contains extremes at either end of the socioeconomic scale living in separate neighborhoods but in close proximity. Success of the Old Aiken Master Plan is dependent upon communication and cooperation between diverse groups and partnerships with the goal of strengthening Old Aiken.

F. Transportation

Streets and Parkways. A large percentage of the land is occupied by the 150-foot-wide street rights-of-way of the original grid laid out in 1835. Parkways, landscaped medians about 70 feet in width, divide one-way pairs of streets. These street rights-of-way and parkways are dominant and defining features of Old Aiken. Three major highways cut through Old Aiken: S.C. Highway 19, U.S. Highway 1 and U.S. Highway 78.

Public Transportation. Aiken County operates the Best Friend Express bus service over fixed routes in Aiken County including ones to Owens-Corning, Aiken Mall, Citizens Park, and Crosland Park. Ridership has been low since the service began over five years ago. Aiken County also operates a demand response van service which will come to the residence of someone unable to use the Best Friend. Intercity bus service is provided by Southeastern Stages from a station on Barnwell Avenue. Old Aiken is conducive to on-street bicycle riding because it is flat and its grid layout with many interconnecting streets results in dispersed automobile traffic and many streets with low traffic volumes. However, other areas of the city are not so bicycle-friendly because of the narrowness of the streets, high traffic volumes, and rough surfaces.

Taxi Service. Private taxi service is available.

III. The Plan for Old Aiken

A. Overview

Old Aiken must retain its character and remain one of those rare places in which people genuinely feel that they belong. The identity of Old Aiken must not be sacrificed as a result of an inappropriate development or insensitive governmental action. There will be continuing pressures to increase the intensity of land use in Old Aiken, and while some such development will be appropriate, pressures which would compromise its small-town character must be resisted.

Although some portions of Old Aiken will have more intense uses including higher-density housing, the predominant land use should be detached single-family residences. There should also be a well-defined core area which is pleasant for pedestrians and offers a variety of appropriate uses. Old Aiken will continue to be an office/governmental center as well as the home of various churches and other institutional uses. The area will also be the location of special uses which will make it even more interesting and attract visitors. For the most part, however, Old Aiken should be seen as a traditional small town, a place where people live at human scale.

B. Vision Statement

Old Aiken has aesthetically pleasing parkways that punctuate a thriving, historic village with safe and viable neighborhoods. Our resident-friendly downtown, with a

broad range of businesses and services, attracts shoppers and travelers alike. Residential neighborhoods and the downtown are attractive and retain the historic character that sets Aiken apart as a unique, diverse, and vital community.

C. Themes

The future of Old Aiken can be characterized by eight major themes.

1) Attractive parkways and other rights-of-way

The parkways must be protected and enhanced, and, where feasible, re-established or established for the first time. Other rights-of-way, including those belonging to the railroad, must be properly maintained and enhanced.

2) Strong residential base

More people should live in Old Aiken both to provide more of a sense of community as well as to support an increased number and variety of businesses.

3) Strong retail in the downtown core

More businesses are needed to serve residents, attract visitors, increase activity in the evening, and to provide employment.

4) Maintenance of property

Structures and vacant land must be maintained both to enhance the appearance of Old Aiken and to encourage private investment.

5) Appropriate design of structures and public improvements

Old Aiken is of great historical importance. Historic districts and structures must be protected as should the original street grid system. Steps should be taken to protect the attractiveness of the area and improve those areas which are less appealing. New construction should be appropriate.

6) Pedestrian and bicycle friendly

Old Aiken, especially downtown, will increasingly become more active and automobile traffic will increase. A balanced transportation system is needed; the impact of the automobile on the area should be minimized and that walking and bicycling emphasized. The feasibility of public transportation should be regularly evaluated and, if appropriate, implemented.

7) Visible public facilities and uses

Public uses are a strong determining factor in the health of Old Aiken. Governmental buildings demonstrate the City's commitment to the area as well as providing landmarks which help create a sense of place. Additional recreational opportunities strengthen the area's appeal for residents and enhance its small-town, neighborhood character.

8) **High quality of life**

Old Aiken should be safe and clean with high-quality public services.

D. Goals Under Each Theme

There are 25 goals to achieve the future vision for Old Aiken. The following shows the goals that fall under each of the eight themes.

1) **Attractive parkways and other rights-of-way**

Goal 1: Protect, maintain, and enhance the existing parkways, re-establish old ones, and establish new ones. The parkways are the jewels of Aiken, and they should be well-maintained, improved, and wherever possible, expanded.

Goal 2: Improve the streetscape to make it as safe, comfortable, and inviting as possible. The street rights-of-way outside of the parkways should complement the parkways and reflect the City's commitment to high-quality design of public spaces.

Goal 3: Improve appearance of railroad rights-of-way. Railroad rights-of-way should be maintained and enhanced so that they are an asset and do not detract from community appearance.

2) **Strong residential base**

Goal 4: Increase the number of residents. More people should be living in Old Aiken to increase the level of activity, promote a sense of community, and attract a greater variety of businesses.

Goal 5: Preserve and expand the detached single-family residential character. The dominant land use should be for detached single-family dwellings.

Goal 6: Promote owner-occupancy of single-family dwellings. Owner-occupation of single-family dwellings is vital to the stability of neighborhoods.

Goal 7: Protect residential areas from adverse impacts of non-residential uses. Non-residential uses cannot be allowed to negatively affect the character and livability of residential uses.

Goal 8: Encourage development of small lots. Appropriate uses should be encouraged for the large number of small lots.

Goal 9: Create new zoning provisions to promote residential uses. Changes to the Zoning Ordinance are needed to encourage residential development.

Goal 10: Encourage residents to become involved. Citizen participation in shaping Old Aiken is essential.

3) **Strong retail in the downtown core**

Goal 11: Expand the number and variety of retail uses in the core. The commercial core, roughly the area bounded by Barnwell Avenue, Newberry Street, Park Avenue, and Pendleton Street, and by Richland Avenue, Union Street, Park Avenue, and Newberry

Street, should have more retail businesses offering a wider range of products and services.

4) Maintenance of property

Goal 12: Require maintenance of grounds, vacant lots, and street rights-of-way. Property should be maintained and not be allowed to become overgrown with vegetation or a depository for trash and garbage.

Goal 13: Require maintenance of structures. Structures should be protected and enhanced.

5) Appropriate design of structures and public improvements

Goal 14: Require appropriate design of residential structures. New residential construction should meet a certain standard of design to protect the character of Old Aiken.

Goal 15: Require appropriate design of commercial and institutional structures. The appearance of commercial and institutional structures will directly affect the character of Old Aiken, and regulations are needed to assure that the design is appropriate.

6) Pedestrian and bicycle friendly

Goal 16: Promote the safety of pedestrians and bicyclists. Old Aiken should be a place where pedestrians and bicyclists feel welcome.

Goal 17: Minimize the impact of motorized vehicles. The automobile and other motorized vehicles must be accommodated but not at the expense of pedestrians and bicyclists.

Goal 18: Maximize parking without affecting the character of downtown. Reasonable efforts should be made to provide adequate on-street and off-street parking that is accessible and well-designed but does not disrupt the fabric of Old Aiken or make it less pedestrian-friendly.

Goal 19: Promote public transportation. Public transportation should be promoted to minimize the impact of the automobile.

7) Visible public facilities and uses

Goal 20: Construct public amenities to stimulate development and create landmarks and a sense of place. Public structures should serve as visual anchors and catalysts for development.

Goal 21: Encourage the development of special community-based uses to stimulate development and meet specific needs. Special uses to serve residents may be needed.

8) High quality of life

Goal 22: Maintain and enhance utility infrastructure. Utilities must be adequate to serve the residents, businesses, and other uses.

Goal 23: Minimize environmental pollution. Environmental quality should be protected and enhanced.

Goal 24: Eliminate crime. Old Aiken must be a safe place and be perceived that way.

Goal 25: Maintain and create open space and parks. Green space other than the parkways should be readily available especially for passive recreation.

E. Objectives Under the Goals

Each of the 25 Goals has associated Objectives, and most of those Objectives have associated tasks. Rather than presenting all of the Objectives and tasks on a separate chart, they are incorporated within the Implementation Schedule below.

F. Future Land Use Maps

Map 5 depicts how land should be used in Old Aiken. The zoning of land should be changed to be consistent with the land uses shown.

G. Implementation of the Plan

Consistent effort will be needed to implement this Plan. The following table lists the Goals and Objectives, the time-frame for achieving each, and the entity responsible. City Council, the Planning Commission, and other boards and commissions should refer to this Schedule at least annually in defining their annual work programs to be certain that tasks are addressed.

Map 5 Future Land Use



Map 5 Old Aiken Master Plan Future Land Use

Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#1 Protect, maintain, and enhance the existing parkways, re-establish old ones, and establish new ones. The parkways are the jewels of Aiken, and they should be well-maintained, improved, and, wherever possible, expanded.	1.1 Prepare a master plan of the parkways to serve as the guide in maintaining and enhancing them with the understanding that individual parkways are different and may have different designs and uses.	ST	PK
	1.2 Maintain the parkways.		
	a) Ensure that all parkways on major entrances are on a regular maintenance schedule.	OG	EPW
	b) Ensure that all non-entranceway parkways are on the same general maintenance schedule as to frequency and degree.	OG	EPW
	c) Use plantings that are low-maintenance and informal in non-arterial parkways.	OG	EPW
	d) Prune at street intersections where warranted for safety.	OG	EPW
	1.3 Enhance the parkways.		
	a) Beautify existing and new parkways. Certain northside parkways need additional trees	MT	EPW
	b) Create a program to encourage donation of memorial trees to be planted in parkways and rights-of-way.	ST	PK
	c) Plant large shade trees so they will be mature when today's shade trees die.	MT	EPW
	e) Develop properly scaled fountains for key intersections with considerations for thematic elements.	MT	CC
	f) Give small, differentiating touches to some parkways (such as benches, drinking fountains, public art, landscaping clusters of an unusual plan) that draw artfully on present site peculiarities (e.g., a clearing, slope, or natural pedestrian path).	LT	CC
	g) Beautify roundabouts if constructed.	LT	EPW
	h) Use plantings to define characteristics of the adjacent neighborhood and create a sense of place.	LT	EPW

<u>Timeframe:</u>		<u>Responsibility:</u>	
ST = Short Term	(1-3 yrs)	AC = Aiken County	
MT = Medium Term	(4-6 yrs)	CM = City Manager	
LT = Long Term	(7-10 yrs)	PK = Parks Commission	
OG = On-Going		PI = Planning Department	
		ACp = Aiken Corporation	
		CC = City Council	
		EPW = Dept. of Engineering/Public Works	
		PRT = City Dept. of Parks, Recreation, and Tourism	
		PS = Public Safety Dept.	

Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #1 (Continued)	1.4 Protect the parkways.	ST	CC
	a) Require utility companies to prune properly and only when necessary.	ST	CC
	b) Try to limit truck traffic which damages overhanging branches and harms tree roots.		
	c) Place utilities underground to minimize the pruning of trees.	LT	CC
	d) Establish and adhere to a policy of not allowing parkway land to be converted to parking spaces for motor vehicles.	ST	CC
	e) Install where necessary curb-and-gutter in parkways adjacent to commercial uses to prevent parking in parkways.	MT	EPW
	f) Educate the public on where to put yard debris to avoid damage to tree roots by City machinery picking up the debris.	ST	EPW
	1.5 Re-establish old parkways and establish new ones.		
	a) Consider extending existing parkways within the original 1835 grid wherever possible, such as on Williamsburg, Beaufort, and Orangeburg Streets. Complete the original street layout from the 100 block north on Marlboro Street so the lanes are separated and the parkways are re-established.	LT	CC
	b) Protect undeveloped street rights-of-way.	OG	CC
	c) Study Park Avenue as four lanes from Union to Gaston Streets and, if possible, provide a center parkway.	LT	CC
	d) Preserve Union Street as a two-way street separated by the railroad track.	OG	CC

<u>Timeframe:</u>		<u>Responsibility:</u>	
ST = Short Term	(1-3 yrs)	ACp = Aiken Corporation	AC = Aiken County
MT = Medium Term	(4-6 yrs)	CC = City Council	CM = City Manager
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OG = On-Going		PRT = City Dept. of Parks, Recreation, and Tourism	PI = Planning Department
		PS = Public Safety Dept.	

Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#2 Improve the streetscape to make it as safe, comfortable, and inviting as possible. The street rights-of-way outside of the parkways should complement the parkways and reflect the City's commitment to high-quality design of public spaces.	2.1 Develop a street lighting plan.		
	a) With the involvement of residents, study and, if feasible, implement a street lighting plan to increase lighting with downward-directed lighting below tree canopy. Fixture design and placement frequency should be appropriate for each neighborhood's needs.	ST	EPW
	b) Review the erection of more decorative streetlights similar to the ones downtown including conversion of existing ones beginning with Park Avenue.	MT	EPW
	2.2 Make Old Aiken in general, and the downtown in particular, more pedestrian-friendly.		
	a) Develop a plan to make downtown more pedestrian-friendly.	ST	P1
	b) Add and repair sidewalks wherever practical.	MT	EPW
	c) Install sidewalks with brick edging (similar to downtown sidewalks) where appropriate.	MT	EPW
	d) Repair and add sidewalks along Hayne Avenue, Barnwell Avenue, and Park Avenue.	ST	EPW
	e) Study and, if feasible, implement the creation of a pedestrian promenade with amenities (such as wide sidewalks, benches, and shade trees) to encourage pedestrian use on the north side of the Park Avenue right-of-way.	MT	EPW
	f) Encourage connectivity to Colleton Avenue to draw shoppers in to the eastern part of Old Aiken, with particular emphasis on improving Williamsburg Street.	LT	EPW
	g) Investigate providing transit shelters designed to be compatible with surrounding neighborhoods with seating at selected stops.	MT	AC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #2 (Continued)	2.3 Improve the streetscape so that it is visually pleasing as possible.		
	a) Working with the Norfolk Southern Railroad, improve the visual appearance of the railroad right-of-way along Park Avenue and Union Street including landscaping with trees and shrubs and more frequent trash pick-up.	ST	EPW
	b) Improve the street rights-of-way through landscaping, asphalt improvements, sidewalks, lighting, parking areas on the street, and other improvements.	LT	EPW
	c) Install decorative trash containers in areas such as parks (not in parkways), and appropriate street locations.	ST	EPW
	d) Develop a schedule for burying electrical and phone/cable lines underground beginning in the downtown area where appropriate.	MT	EPW
	e) Enforce and, if necessary, strengthen ordinances requiring control of pets and pet waste.	ST	CC
	f) Discuss with SCE&G the removal or screening of the substation at the corner of Chesterfield Street and Hampton Avenue.	LT	EPW
	g) Landscape the non-parkway planting areas located in the rights-of-way such as the triangle where Hayne Avenue joins Park Avenue.	MT	EPW
	h) Establish incentives to promote the landscaping of vacant lots and parking lots in the business areas.	MT	CC
	2.4 Prepare a plan for planting and protecting trees.		
	a) Plant large-growing shade trees now so they will be mature when today's shade trees die.	ST	EPW
	b) Discourage unnecessary and inappropriate tree pruning by promoting underground utilities and by requiring utility companies to prune properly and only when necessary.	ST	EPW

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #2 (Continued)	c) Limit truck traffic which damages overhanging branches and harms tree roots.	ST	CC
	d) Educate the public on where to put yard debris to avoid damage to tree roots by the City machinery picking up the debris.	ST	EPW
	2.5 Promote separate identities for the residential neighborhoods as well as the commercial sectors, such as the downtown, within Old Aiken.		
	a) Define neighborhood boundaries with signage that reflects the history of the neighborhood, decorative street signs with historical character, etc.	LT	CM
	b) Define and demarcate entrance corridors into Aiken's historic downtown area by using proper signage, landscaping, or other design elements beginning with Hayne Avenue.	MT	CM
#3 Improve appearance of railroad rights-of-way. Railroad rights-of-way should be maintained and enhanced so that they are assets and do not detract from community appearance.	3.1 Clean up the area around the railroad and keep it that way.		
	a) Identify existing ordinances that require cleanup.	ST	CM
	b) Improve the road right-of-way adjacent to the railroad right-of-way.	ST	EPW
	c) Have vegetation trimmed regularly.	ST	EPW
	d) In cooperation with the Norfolk Southern Railroad, improve the appearance of the railroad right-of-way by adding sidewalks and planting trees and shrubbery.	ST	EPW
	3.2 Determine which tracks are unused and remove them.	MT	EPW
	3.3 When replaced, consider designing the Laurens Street bridge over the railroad cut to match the Newberry Street bridge.	LT	CC
	3.4 Retain and maintain the wooden bridges on Union, York, and Fairfield Streets.	LT	EPW
	3.5 Discuss with Norfolk Southern the erosion of the railroad right-of-way especially adjacent to the bridges at York Street and Chesterfield Street.		

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Goals and Objectives Old Aiken Master Plan

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#4 Increase the number of residents. More people should be living in Old Aiken to increase the level of activity, promote a sense of community, and attract a greater variety of businesses.	4.1 Promote the development of housing on infill lots and other appropriate sites to increase population density.	MT	CC
	4.2 Promote residential uses above commercial uses.	ST	CC
	4.3 Promote the conversion of suitable vacant commercial and institutional structures to medium-density residential uses.	ST	CC
	4.4 Permit single-family residential use in any zone. In the core business area (near the center of Old Aiken indicated in red on the Future Land Use Map), only upper-story residential occupancy would be permitted unless approved by the Board of Zoning Appeals on land near the edge of the core or in existing structures originally built for residential use.	ST	CC
#5 Preserve and expand the detached single-family residential character. The dominant land use should be for detached single-family dwellings.	5.1 With the consent of the property owners, rezone property to single-family residential where appropriate.	OG	CC
	a) Change existing Residential Multifamily zoning between Colleton and Park Avenues to Residential Single-family.	OG	CC
	b) Change existing Light Industrial zoning between Colleton and Park Avenues to Residential Single-Family.	OG	CC
	c) Strengthen the single-family neighborhoods that are found mid-block between Barnwell, Richland, and Park Avenues by rezoning from General Business to Residential Single-family.	OG	CC
	d) Rezone the property occupied by Stoney Homes to Residential Single-family. (The multi-family use would be grandfathered as long as it exists.)	OG	CC
	e) Encourage the preservation of the mix of lot sizes in residential neighborhoods.	OG	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #5 (Continued)	5.2 Evaluate and amend the Zoning Ordinance and other City regulations to encourage and remove obstacles to new residential development in appropriate areas.	OG	CC
	5.3 Increase residential use without harming the character of the area.		
	a) Develop and seek creative solutions to small lot and infill development problems (e.g., keep odds-and-ends parcels clean and grassy, create scattered small neighborhood parks).	ST	CC
	b) Develop incentives to encourage detached single-family housing (e.g., low-interest loans, tax incentives, lease-purchase programs).	ST	CC
	c) Build affordable homes where appropriate that meet the architectural design criteria.	MT	ACp
	d) Purchase, develop, and sell to private interests strategically located properties to stimulate desirable growth in vulnerable areas.	MT	ACp
	5.4 Encourage preservation and rehabilitation of homes and buildings which contribute to the character of the area.		
	a) Educate and encourage the public to use the State and Federal Historic Preservation Tax Credits.	ST	P1
	b) Explore incentives for preservation of older homes and buildings which contribute to the character of the area.	ST	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#6 Promote owner-occupancy of single-family dwellings. Owner-occupation of single-family homes is vital to the stability of neighborhoods.	6.1 Assist in the development of financial programs that would allow middle and working-class families to buy homes and live in the area.		
	a) Develop incentives to encourage detached single-family housing (e.g., low-interest loans, tax incentives, lease-purchase programs). b) Develop partnerships with lending institutions as well as the Aiken Housing Authority.	MT MT	CC CC
#7 Protect residential areas from adverse impacts of non-residential uses. Non-residential uses cannot be allowed to negatively affect the character and livability of residential uses.	7.1 Prevent the encroachment of inappropriate uses into existing neighborhoods.	OG	CC
	7.2 Discourage the expansion of non-residential zoning districts.	OG	CC
	7.3 Consider design standards for commercial uses along major roads such as Richland Avenue to protect nearby residential uses.	ST	CC
	7.4 In order to protect the residential areas in the interior of blocks, consider a new commercial zone for commercial corridors (Richland Avenue, Park Avenue, and Beaufort Street), where Limited Professional/Limited Business is shown fronting on major streets on the Land Use Map, which would generally be only one lot deep and more restrictive than General Business but less restrictive than Limited Business; uses considered appropriate would include professional offices, restaurants, and small-scale retail sales and business services but would not include large-scale or intense uses.	ST	CC
#8 Encourage development of small lots. Appropriate uses should be encouraged for the large number of small lots.	8.1 Develop small lots and seek creative solutions to problems associated with small lots.		
	a) Keep “odds-and-ends” parcels clean and grassy, and encourage alternative uses such as small neighborhood parks and community gardens where feasible. b) Develop creative incentives to encourage detached single-family residential housing (e.g., low-interest loans, tax incentives, lease-purchase programs). c) Encourage appropriate zoning for small lots.	ST ST	CC CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #8 (Continued)	8.2 Evaluate and amend the Zoning Ordinance to remove obstacles to residential uses and add provisions to encourage such uses (e.g., allowing two fee-simple attached single-family houses to share a common wall at the property line while keeping other required setbacks).	ST	CC
#9 Create new zoning categories to meet specific needs. Changes to the Zoning Ordinance are needed to address specific issues.	9.1 Consider a new zone similar to Single-family Residential/Horse with the same conditions but permitting only two horses on the first acre.	ST	CC
	9.2 In order to protect the residential areas in the interior of blocks, consider a new commercial zone for commercial corridors (Richland Avenue, Park Avenue, and Beaufort Street), where Limited Professional/Limited Business is shown fronting on major streets on the Land Use Map, which would generally be only one lot deep and more restrictive than General Business but less restrictive than Limited Business; uses considered appropriate would include professional offices, restaurants, and small-scale retail sales and business services but would not include large-scale or intense uses.	ST	CC
	9.3 In the core business area (near the center of Old Aiken indicated in red on the Future Land Use Map), only upper-story residential occupancy would be permitted unless approved by the Board of Zoning Appeals.	ST	CC
#10 Encourage residents to become involved. Citizen participation in shaping Old Aiken is essential.	10.1 Utilize a variety of media such as Channel 4, local newspapers, and the water-bill newsletter to inform the citizens of Aiken of City policies and regulations and to recommend citizen involvement opportunities.		
	a) Continue and publicize City policies regarding junk cars, overgrown lots, littering, and dilapidated and unsafe housing. Correction of these conditions should be primarily the responsibility of homeowners and occupants.	OG	CM
	b) Encourage local citizens and City Council to work together.	OG	CM
	c) Increase Public Safety presence through law enforcement and crime – prevention/awareness programs.	OG	PS

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #10 (Continued)	d) Educate the public on where to put yard debris to avoid damage to tree roots by the City machinery picking up the debris.	ST	EPW
	10.2 Encourage active neighborhood associations.		
	a) Assist neighborhoods in organizing associations.	ST	CM
	b) Assist neighborhood associations with neighborhood cleanup.	OG	EPW
	c) Create “Neighborhood Watch” associations	ST	PS
	10.3 Foster community pride.		
	a) Encourage neighborhood associations to create incentives such as a “yard of the month.”	ST	CM
	b) Encourage churches and other organizations located within this district to become lead agencies in sponsoring more community pride and community-based activities such as leadership training with an emphasis on the Character First program.	OG	CM
	c) Develop more family events in the downtown area.	OG	CM
#11 Expand the number and variety of retail uses in the core. The commercial core, roughly the area including the blocks bounded by Barnwell Avenue, Newberry Street, Park Avenue and Pendleton Street and by Richland Avenue, Union Street, Park Avenue, and Newberry Street, should have more retail businesses offering a wider range of products and services.	11.1 Encourage small-scale retail uses in downtown while discouraging big-box retail.	OG	CC
	11.2 On Park Avenue, focus marketing efforts for future retail growth on the area along the north side running east from Laurens to Union Street.	MT	CC
	11.3 Encourage the location of a grocery store downtown.	ST	CC
	11.4 Encourage outdoor dining where appropriate.	OG	CC
	11.5 Provide assistance to small businesses owned by or that create jobs for low-income citizens and those wishing to upgrade existing buildings.		
	a) Consider a low-interest loan pool to help existing and proposed businesses.	MT	CC
	b) Continue to evaluate regulations to assure that they do not impose unreasonable obstacles to economic development.	OG	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#12 Require maintenance of grounds, vacant lots, and street rights-of-way. Property should be maintained and not be allowed to become overgrown with vegetation or a depository for trash and garbage.	12.1 Continue City's efforts to enforce the Property Maintenance Codes.		
	a) Enforce vacant lot clean-up.	OG	CM
	b) Make property maintenance a responsibility of both the property owner and the user.	OG	CM
	c) Establish programs for encouraging local residents to take more pride in their property such as neighborhood cleanup, yard of the month, etc.	OG	CC
	d) Institute a regular schedule for thorough litter pick-up.	OG	EPW
	e) Work with owners and residents of Stoney Homes on Barnwell Avenue between Kershaw and Horry Streets to clean up and maintain the property.	OG	CM
	f) Improve vacant lots by keeping them clean and planted with regularly mowed grass or wildflowers.	OG	CM
#13 Require maintenance of structures. Buildings should be protected and enhanced.	13.1 Preserve older buildings when possible.		
	a) Develop incentives for preservation of older homes and of the buildings which contribute to the character of the area (i.e., local tax credits to renovate existing homes, expansion of National Register Historic Districts to make additional areas eligible for local, State, and federal Historic Preservation Tax Credits).	ST	CC
	b) Improve housing quality by encouraging rehabilitation of existing houses.	MT	CC
	c) Encourage renovation wherever possible instead of tearing down historic homes and buildings.	ST	CC
	d) Support, as a general rule, renovation over demolition and rebuilding where circumstances permit, in order to preserve Old Aiken character and charm.	OG	CC
	e) Demolish dilapidated structures only as a last resort.	OG	CC
	f) Find new uses for historically significant old buildings that are compatible with the character of the area.	OG	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #13 (Continued)	13.2 Enforce and strengthen Property Maintenance Code.		
	a) Strengthen the City's policies regarding junk cars, overgrown lots, littering, dilapidated and unsafe housing.	OG	CC
	b) Utilize Channel 4, local newspapers, and the water-bill newsletter to inform the citizens of Aiken of City policies and regulations.	OG	CC
	c) Make correction of maintenance violations a responsibility of both the property owner and the occupant.	OG	CC
	d) Work with the Aiken Housing Authority and residents of public housing to improve maintenance and upkeep.	OG	CM
	e) Develop and enforce standards for proper maintenance of rental properties.	ST	CC
	f) Provide prompt enforcement that avoids time-costly court processes, where possible, and expedite the process of property maintenance enforcement.	OG	CM
#14 Require appropriate design of residential buildings. New residential construction should meet a certain standard of design to protect the character of Old Aiken.	14.1 Consider residential design standards to ensure that the exterior appearance of new construction and changes to existing residential structures (excluding routine maintenance) is consistent with and enhances the character of the surrounding area.		
	a) Research and establish design standards for new and existing structures suitable for each neighborhood including but not limited to shallow front yard setbacks, small lots with narrow widths, houses in close proximity, front porches, architectural details, and garages placed in backyards.	ST	CC
	b) Require that building design be compatible with lot size and existing architecture.	ST	CC
	c) Strictly adhere to current height limits for buildings.	OG	CC

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Goals and Objectives Old Aiken Master Plan

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#15 Require appropriate design of commercial and institutional structures. The appearance of commercial and institutional structures will directly affect the character of Old Aiken, and regulations are needed to assure that the design is appropriate.	15.1 Consider design standards that will ensure that the exterior appearance of new construction and changes to existing commercial and public structures (excluding routine maintenance) are consistent with and enhance the character of the surrounding area.	ST	CC
	a) Develop draft standards with the assistance of City Staff for submission to the Planning Commission and City Council for review and approval including but not limited to the setback from the street, parking in the rear of existing as well as new buildings, and strict adherence to the 50-foot height limit. b) Appoint a separate board to review issues not specifically assigned to the administrative staff and to consider appeals from decisions at the administrative level.	ST	CC
	15.2 Develop financial incentives to encourage property owners to initiate façade improvements in keeping with the design standards.	ST	P1
	a) Educate the public regarding the local, State and federal Historic Preservation Tax Credit program. b) Explore and develop other incentives.	ST	CC
#16 Promote pedestrian and bicyclist safety. Promote a transportation system which will accommodate pedestrians and bicyclists.	16.1 With citizen input, develop a plan to make Old Aiken more pedestrian-friendly by improving sidewalks, street lighting, crosswalks, etc.	ST	P1
	16.2 Reduce traffic speed, the amount of traffic, and truck traffic. Study the possibility of rerouting through traffic to reduce congestion.	ST	PS
	16.3 Make the area as comfortable, safe, and inviting as possible.	ST	EPW
	a) Install crosswalks at high-volume pedestrian/vehicular intersections and review pedestrian safety measures for all intersections in downtown and make design and pavement-marking changes as needed. b) Consider sidewalks on the side streets where appropriate (e.g. on the south side of Barnwell Avenue).	MT	EPW

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #16 (Continued)	c) Keep sidewalks in good repair.	OG	EPW
	d) Consider the redesign of the north side of the Park Avenue right-of-way and consider a pedestrian promenade with amenities (such as wide sidewalks, benches, and shade trees) to encourage pedestrian use.	MT	EPW
	e) Consider sidewalks and other improvements to encourage residents of the Colleton Avenue area to walk to the eastern portion of Old Aiken to shop, with particular emphasis on improving Williamsburg Street.	LT	EPW
	f) With the involvement of residents, prepare a street lighting plan to increase lighting with downward-directed lighting below tree canopy. Fixture design and placement frequency should be appropriate for each neighborhood's needs.	ST	EPW
	g) Investigate the extension of school zone areas and the posting of signs to alert drivers to the presence of children.	ST	PS
	h) Take steps to accommodate bicyclists.	MT	EPW
	i) Enforce leash laws and control stray animal population.	OG	PS
#17 Minimize the impact of motorized vehicles. Promote a street system which will accommodate but minimize the impact of the automobile and accommodate pedestrians and bicyclists.	17.1 Discourage high-speed traffic.		
	a) Petition the State for reduced speed limits after evaluation by Public Safety.	ST	PS
	b) Strictly enforce speed limits.	ST	PS
	c) Petition the State for a 4-way stop at Williamsburg Street and Colleton Avenue.	ST	CC
	d) Instruct the City Engineer to consider traffic-calming measures as appropriate.	ST	EPW

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #17 (Continued)	17.2 Discourage truck traffic in Old Aiken.		
	a) Review the City Code section prohibiting truck traffic and strengthen where needed.	ST	CC
	b) Study the possibility of rerouting through truck traffic to reduce congestion.	ST	EPW
	c) Consider better signage for the truck route.	ST	PS
	d) Increase police presence and enforcement as appropriate	ST	PS
	e) Post signs to warn truck drivers of low clearance to avoid damage to trees.	ST	PS
	17.3 Make traffic control signage more visible.		
	a) Review the City Code section prohibiting truck traffic and strengthen where needed.	ST	CC
	b) Trim shrubbery to keep signage visible.	OG	EPW
	17.4 Improve the visibility around large trees on South Boundary Avenue.		
	a) Consider convex mirrors at appropriate intersections.	ST	PS
	b) Evaluate Posting "Slow: Poor Visibility" signs on South Boundary Avenue.	ST	PS
	c) Educate the public through the use of Channel 4, the city newsletter, and other media to the fact that visibility is better if the driver stops before the tree line when crossing South Boundary Avenue; put stop lines and signage behind the tree line.	ST	PS
	17.5 Provide traffic calming measures.		
	a) Post certain areas with proper signage to alert drivers to the presence of children.	ST	PS
	b) Instruct the City Engineer to consider traffic-calming measures as appropriate.	ST	EPW

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #17 (Continued) #18 Maximize parking without affecting the character of downtown. Provide on-street and off-street parking that is accessible, well-designed, and customer-friendly but does not disrupt the fabric of Old Aiken or make it less pedestrian-friendly.	17.6 Improve safety at intersections with turn lanes. a) Use road markings to clearly define turn lanes. b) Post directional signs at confusing intersections to indicate turn lanes and through lanes (Laurens Street at Hampton Avenue; Park Avenue at Hayne Avenue; and York Street at Hampton Avenue).	ST ST	PS PS
	17.7 Improve streets and automobile traffic flow. a) Investigate possible use of roundabouts to replace traffic lights at major intersections. b) Consider extending parkways across the train tracks on certain streets as originally designed circa 1835 (e.g., Marlboro, Beaufort, and Orangeburg Streets). c) On Richland Avenue east of Laurens Street, evaluate raising the storm drain grates and evaluate the width of traffic lanes. d) Educate the public to pull all the way to the curb in the diagonal parking spaces to keep the driving lanes clear.	MT LT ST ST	EPW CC EPW PS
	18.1 Determine if more spaces can be provided and make improvements to accommodate them.	ST	EPW
	18.2 Prepare a study of possible off-street parking sites.	ST	P1
	18.3 Review long-term employee parking needs for downtown through the study prepared by the Aiken Downtown Development Association and encourage business owners to make employees park in off-street parking spaces identified in the study.	ST	CC
	18.4 Provide adequate parking for the handicapped by evaluating existing spaces and making needed improvements including ramps.	ST	EPW
	18.5 Study long-term parking needs in the downtown area.	ST	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#19 Promote public transportation. Promote a transportation system which will accommodate but minimize the impact of the automobile and encourage public transportation.	19.1 Improve the Best Friend Express.		
	a) Investigate whether different routing for the Best Friend Express would increase ridership.	ST	AC
	b) Review the appearance of the Best Friend Express Vehicles.	MT	AC
	c) Provide attractive transit shelters, with seating, at selected stops, and increase the number and visibility of bus stop signs.	MT	AC
	d) Increase availability of route and schedule information.	ST	AC
	e) Increase awareness among elderly.	ST	AC
	f) Increase bus fleet.	MT	AC
	19.2 Develop a transit system for tourists.		
	a) Encourage use of horse-drawn carriages for tours and transportation.	MT	PRT
	b) Consider relocating the freight station from behind the Coward Corley building to the intersection of Park Avenue and Williamsburg Street so that it has more visibility; this site, the historic location of the freight station, could be a terminal for either trolley or carriage rides.	MT	CC
	19.3 Investigate the feasibility of a mass transit line connecting Old Aiken and the south side.	LT	P1

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#20 Construct public amenities to stimulate development and create landmarks and a sense of place. Public improvements should serve as visual anchors and catalysts for development.	20.1 Evaluate the redevelopment of the east side of Union Street from Park Avenue to Barnwell Avenue as a civic plaza to include governmental offices, meeting space, and an outdoor space for large public gatherings.	LT	CC/AC
	20.2 Establish a new park at the intersection of Beaufort Street and Park Avenue to be named after an important person of the East Old Aiken area.	LT	CC
	20.3 Evaluate relocating the freight station from behind the Coward Corley building to the area of the intersection of Park Avenue and Williamsburg Street near the historic location of the freight station so that it has more visibility to serve as a terminal for either a trolley or horse and carriage rides, if feasible.	MT	CC
	20.4 Encourage the local farmers' market to be the "heart" of the eastern part of Old Aiken and add an arts/crafts center and market for artisans to produce and display their arts/crafts in addition to small shops perhaps on the block fronting on the east side of Williamsburg Street.	MT	CC
	20.5 Continue utilizing the TIF (Tax Increment Financing) District concept and expand for future use where appropriate.	LT	CC
#21 Encourage the development of special community-based uses to stimulate development and meet specific needs. Special uses to serve residents are needed.	21.1 Consider development of a campus for technical education in either the area bounded by Barnwell and Richland Avenues and Williamsburg and Beaufort Streets, or north of Hampton Avenue near Union Street to train nearby residents in various trade skills in the tradition of Schofield School, perhaps as a satellite of Aiken Tech.		
	a) Establish a committee to investigate a trade school campus and solicit other governmental agencies to accomplish this vision.	MT	CC
	b) Encourage removal of vacant and dilapidated structures so the land can become marketable for this educational purpose.	MT	CC
	21.2 Work with the hospital to encourage a medical clinic to be located in the area north of Hampton Avenue and east of Union Street.	MT	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #21 (Continued)	21.3 Encourage the establishment of a library extension north of Hampton Avenue near Union Street.	MT	CC
#22 Maintain and enhance utility infrastructure. Utilities must be adequate to serve the residents, businesses, and other uses.	22.1 Improve and maintain the storm drain system.		
	a) Complete and implement an engineering study addressing storm drainage problems.	ST	EPW
	b) Consider enclosing and landscaping open stormwater ditches as appropriate and needed.	OG	EPW
	22.2 Review downtown infrastructure with a consideration for future growth.	ST	EPW
	22.3 Consider placing all utility wires (electrical, telephone, cable, etc.) underground making sure it is done in conjunction with streetscape work to avoid disturbing such improvements.	LT	EPW
	22.4 Improve and maintain the road system.	MT	EPW
	22.5 Improve and maintain sanitary sewer system.	ST	EPW
#23 Minimize environmental pollution. Environmental quality should be protected and enhanced.	23.1 Reduce noise pollution.		
	a) Ensure public awareness of noise and nuisance ordinances by posting the noise ordinance on the City's web page, Channel 4, and other places for easy access by the public.	ST	PS
	b) Reduce traffic speed, amount of traffic, and through truck traffic.	ST	PS
	c) Restrict hours for construction activity.	ST	CC
	d) Consider amending the City Code to restrict hours for maintenance equipment use. Noise-producing maintenance equipment should not be permitted between the hours of 11:00 p.m. and 6:00 a.m. Monday through Saturday or prior to 8 a.m. on Sunday.	ST	CC

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
Goal #23 (Continued) #24 Eliminate crime. Old Aiken must be a safe place and be perceived that way.	e) Investigate requiring that burglar alarms automatically reset after a specified amount of time.	ST	PS
	f) Consider the use of sound-absorbent pavement when repaving.	MT	EPW
	23.2 Clean up contaminated sites where appropriate and feasible.	ST	EPW
	23.3 Reduce air pollution by promoting less dependence on the automobile and by making Old Aiken pedestrian-oriented.	MT	EPW
	24.1 Increase police presence.		
	a) Study the use of PACT teams and horses.	ST	PS
	b) Increase Public Safety presence through law enforcement and Neighborhood Watch and other crime prevention/awareness programs.	ST	PS
	c) Increase cooperation between Aiken Public Safety and the Aiken County Sheriff's Department in areas where there is adjacent City and County jurisdiction.	ST	PS
	d) Evaluate Erecting signs for "Drug-Free," "Children Playing," and "Proud to be. . ." zones.	ST	PS
	24.2 Study improving and increasing lighting for security while avoiding excessive lighting.	MT	CM
	24.3 Eliminate places for criminal activity through enforcement of housing ordinances and property codes and development of alternative land uses.		
	a) Raze buildings that cannot be saved and continue "Demo 200" program.	ST	CC
	b) Convert dilapidated structures to appropriate uses.	OG	CM
	c) Enforce vacant lot clean-up.	MT	CC
	24.4 Where feasible, annex trouble spots adjacent to City limits.		

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Goals and Objectives Old Aiken Master Plan

Goal	Objective	Time-frame	Responsible Entity
#25 Maintain and create open space and parks. Green space should be readily available especially for passive recreation.	25.1 Consider Improving existing recreational opportunities and create new ones.	MT	PRT
	25.2 Consider creating incentives for gifts of open space easements.	MT	CC

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